

**PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MARCH 17, 2021**

**PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
WEDNESDAY, MARCH 17, 2021**

**4:00 p.m.**

The Lake House

Located at 11740 Casa Lago Lane, Tampa, FL 33626

<b>District Board of Supervisors</b>	Chair	Darren Booth
	Vice Chair	David Levy
	Supervisor	Doris H Cockerell
	Supervisor	Cathy Kinser-Powell
	Supervisor	Erica Lavina
<b>District Manager</b>	Meritus	Brian Howell
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Johnson Engineering	Phil Chang

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **4:00 p.m.** The **Business Items** section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors  
**Park Place Community Development District**

Dear Board Members:

The Regular Meeting of the Park Place Community Development District will be held on **March 17, 2021 at 4:00 p.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, FL 33626. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 9074748#**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Regular Meeting Minutes February 17, 2021..... Tab 01
  - B. Consideration of Operations and Maintenance Expenditures (Admin) February 2021 ..... Tab 02
  - C. Consideration of Operations and Maintenance Expenditures (HP) February 2021 ..... Tab 03
  - D. Consideration of Operations and Maintenance Expenditures (W/M) February 2021 ..... Tab 04
  - E. Review of Financials Statements Month Ending February 28, 2021..... Tab 05
- 4. VENDOR/STAFF REPORTS**
  - A. District Engineer
    - i. Discussion on Street Striping
  - B. District Counsel
- 5. BUSINESS ITEMS**
  - A. Discussion on Capital Improvements & Funding .....Tab 06
    - i. *Final Engineer's Report*..... Page 136
    - ii. *Preliminary Costs*..... Page 149
    - iii. *Yellowstone Cost* ..... Page 153
    - iv. *Refinancing Bonds FMS -John Kessler*..... Page 154
    - v. *Assessments Methodology Report* ..... Page 156
  - B. Acceptance of Greenberg Traurig, P.A. Engagement Letter for Bond Counsel .....Tab 07
  - C. Consideration of Resolution 2021-05; Delegation Resolution .....Tab 08
    - i. *Bond Placement Agreement* ..... Page 202
    - ii. *Escrow Agreement*..... Page 210
    - iii. *2021 Indenture* ..... Page 234
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Brian Howell  
District Manager